



KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
SECTION 8 PROGRAMS (SUMMARY)
FEBRUARY 2009

REVENUE										
	BUDGET	2/28 MONTHLY BUDGET	02/28 MONTH INCOME & EXP	AMOUNT VARIANCE	MO VAR %	YTD BUDGET	YTD INCOME AND EXPENSE	AMOUNT VARIANCE	YTD VAR %	REMAINING BUDGET
Administrative Fees	1,440,490	121,281	116,326.00	-4,955.00	-4%	947,042	922,377.00	(24,665.00)	-3%	518,113.00
FSS and Homeownership Grant	89,130	7,430	15,010.00	7,580.00	102%	59,440	59,576.00	136.00	0%	29,554.00
Homeownership Closing Fee	0	0	0.00	0.00	NA	0	15,000.00	15,000.00	NA	(15,000.00)
Other Income	0	0	1,950.00	1,950.00	NA	0	15,697.43	15,697.43	NA	(15,697.43)
Investment Income	14,500	1,210	1,422.77	212.77	18%	9,680	17,309.39	7,629.39	79%	(2,809.39)
Audit Reimbursement Income	6,500	0	0.00	0.00	NA	6,500	0.00	(6,500.00)	-100%	6,500.00
Fraud Recovery Income	0	0	120.00	120.00	NA	0	16,699.00	16,699.00	NA	(16,699.00)
TOTAL REVENUE	1,550,620	129,921	134,828.77	4,907.77	4%	1,022,662	1,046,658.82	23,996.82	2%	503,961.18
EXPENSES										
Administrative Salaries	422,790	32,520	32,450.70	69.30	0%	276,420	268,629.50	7,790.50	3%	154,160.50
Administrative Benefits	152,200	11,710	12,644.54	-934.54	-8%	99,530	98,016.91	1,513.09	2%	54,183.09
Compensated Absences	4,090	0	0.00	0.00	NA	0	2.44	(2.44)	NA	4,087.56
Legal Fees	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Staff Training	1,660	138	37.50	100.50	73%	1,104	81.50	1,022.50	93%	1,578.50
Travel	6,680	0	0.00	0.00	NA	5,680	2,101.99	3,578.01	63%	4,578.01
Audit	21,220	0	0.00	0.00	NA	6,500	10,608.50	(4,108.50)	-63%	10,611.50
Telephone	10,200	850	813.54	36.46	4%	6,800	5,821.45	978.55	14%	4,378.55
Computer Support	18,060	1,510	0.00	1,510.00	100%	12,080	16,724.18	(4,644.18)	-38%	1,335.82
Office Supplies and Furnishings	3,500	290	297.44	-7.44	-3%	2,320	1,699.61	620.39	27%	1,800.39
Printing and Duplication	12,000	1,000	847.00	153.00	15%	8,000	6,501.56	1,498.44	19%	5,498.44
Postage	13,950	1,160	584.03	575.97	50%	9,280	6,136.20	3,143.80	34%	7,813.80
Advertising and Marketing	350	30	0.00	30.00	100%	240	0.00	240.00	100%	350.00
Publications	600	50	214.00	-164.00	-328%	400	428.00	(28.00)	-7%	172.00
Other Administrative Expenses	3,500	292	2,119.54	-1,827.54	-628%	2,336	9,792.61	(7,456.61)	-319%	(6,292.61)
Inspection Costs	194,000	16,167	13,330.00	2,837.00	18%	129,336	90,085.00	39,251.00	30%	103,915.00
Management Fees	402,660	33,555	34,860.00	-1,305.00	-4%	268,440	267,936.00	504.00	0%	134,724.00
Bookkeeping Fees	251,670	20,973	21,787.50	-814.50	-4%	167,784	167,460.00	324.00	0%	84,210.00
Administrative Expense	1,519,130	120,245	119,985.79	259.21	0%	996,250	952,025.45	44,225	4%	567,104.55
Water	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Electricity	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Gas	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Sewer	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Other utilities expense	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Utilities	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Maintenance Salaries	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Maintenance Benefits: General	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Materials	4,308	360	354.08	5.92	2%	2,880	3,208.79	(328.79)	-11%	1,099.21
Garbage and Trash Disposal	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Contract Costs	3,432	290	190.19	99.81	34%	2,320	1,957.36	362.64	16%	1,474.64
Maintenance	7,740	650	544.27	105.73	16%	5,200	5,166.15	33.85	1%	2,573.85
Insurance : Property	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Insurance: General Liability	10,925	0	0.00	0.00	NA	5,460	5,462.76	(2.76)	0%	5,462.24
Insurance: Fidelity	5,065	0	0.00	0.00	NA	2,540	2,519.46	20.54	1%	2,545.54
Insurance: Worker's Compensation	2,438	0	0.00	0.00	NA	1,220	2,424.00	(1,204.00)	-99%	14.00
Insurance: Other	722	0	0.00	0.00	NA	360	290.82	69.18	19%	431.18
General Expense	19,150	0	0.00	0.00	NA	9,580	10,697.04	(1,117.04)	-12%	8,452.96
Other General Expense	4,600	383	1,118.24	-735.24	-192%	3,064	5,798.88	(2,734.88)	-89%	(1,198.88)
TOTAL EXPENSES	1,550,620	121,278	121,648.30	-370.30	0%	1,014,094	973,687.52	40,406.93	4%	576,932.48
Net Income Before Operating Transfer	0	8,643	13,180.47	4,537.47	52%	8,568	72,971.30	64,403.30	752%	(72,971.30)
Operating Transfer	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Net Income	0	8,643	13,180.47	4,537.47	-52%	8,568	72,971.30	64,403.30	-752%	(72,971.30)

NOTE: Positive Variance = Favorable; Negative Variance = Unfavorable



KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
SECTION 8 HOUSING CHOICE VOUCHER PROGRAM
FEBRUARY 2009

REVENUE										
	BUDGET	2/28 MONTHLY BUDGET	2/28 MONTHLY INCOME & EXP	AMOUNT VARIANCE	MO. VAR %	YTD BUDGET	YTD INCOME AND EXPENSE	AMOUNT VARIANCE	YTD VAR %	REMAINING BUDGET
Administrative Fees	1,317,810	111,061	106,106.00	(4,955.00)	-4%	865,282	840,617.00	(24,665.00)	-3%	477,193.00
FSS and Homeownership Grant	89,130	7,430	15,010.00	7,580.00	102%	59,440	59,576.00	136.00	0%	29,554.00
Homeownership Closing Fee	0	0	0.00	0.00	NA	0	15,000.00	15,000.00	NA	(15,000.00)
Other Income	0	0	1,950.00	1,950.00	NA	0	15,697.43	15,697.43	NA	(15,697.43)
Investment Income	8,000	670	957.84	287.84	43%	5,360	11,487.57	6,127.57	114%	(3,487.57)
Audit Reimbursement Income	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Fraud Recovery Income	0	0	0.00	0.00	NA	0	16,339.00	16,339.00	NA	(16,339.00)
TOTAL REVENUE	1,414,940	119,161	124,023.84	4,862.84	4%	930,082	958,717.00	28,635.00	3%	456,223.00
EXPENSES										
Administrative Salaries	336,030	32,520	32,450.70	69.30	0%	276,420	268,629.50	7,790.50	3%	67,400.50
Administrative Benefits	152,200	11,710	12,644.54	(934.54)	-8%	99,530	98,016.91	1,513.09	2%	54,183.09
Compensated Absences	4,090	0	0.00	0.00	NA	0	2.44	(2.44)	NA	4,087.56
Legal Fees	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Staff Training	1,660	138	37.50	100.50	73%	1,104	81.50	1,022.50	93%	1,578.50
Travel	6,680	0	0.00	0.00	NA	5,680	2,101.99	3,578.01	63%	4,578.01
Audit	14,720	0	0.00	0.00	NA	0	7,358.50	(7,358.50)	NA	7,361.50
Telephone	10,200	850	813.54	36.46	4%	6,800	5,821.45	978.55	14%	4,378.55
Computer Support	18,060	1,510	1,510.00	1,510.00	100%	12,080	16,724.18	(4,644.18)	-38%	1,335.82
Office Supplies and Furnishing:	3,500	290	297.44	(7.44)	-3%	2,320	1,699.61	620.39	27%	1,800.39
Printing and Duplicator	12,000	1,000	847.00	153.00	15%	8,000	6,501.56	1,498.44	19%	5,498.44
Postage	13,950	1,160	584.03	575.97	50%	9,280	6,136.20	3,143.80	34%	7,813.80
Advertising and Marketing	350	30	0.00	30.00	100%	240	0.00	240.00	100%	350.00
Publications	600	50	214.00	(164.00)	-328%	400	428.00	(28.00)	-7%	172.00
Other Administrative Expenses:	3,500	292	2,115.79	(1,823.79)	-625%	2,336	9,788.86	(7,452.86)	-319%	(6,288.86)
Inspection Costs	194,000	16,167	13,330.00	2,837.00	18%	129,336	90,085.00	39,251.00	30%	103,915.00
Management Fees	376,560	31,380	32,604.00	(1,224.00)	-4%	251,040	249,936.00	1,104.00	0%	126,624.00
Bookkeeping Fees	235,350	19,613	20,377.50	(764.50)	-4%	156,904	156,210.00	694.00	0%	79,140.00
Administrative Expense	1,383,450	116,710	116,316.04	393.96	0%	961,470	919,521.70	41,948.30	4%	463,928.30
Water	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Electricity	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Gas	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Sewer	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Other utilities expense	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Utilities	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Maintenance Salaries	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Maintenance Benefits: Genera	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Materials	4,308	360	354.08	5.92	2%	2,880	3,208.79	(328.79)	-11%	1,099.21
Garbage and Trash Dispos	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Contract Costs	3,432	290	190.19	99.81	34%	2,320	1,957.36	362.64	16%	1,474.64
Maintenance	7,740	650	544.27	105.73	16%	5,200	5,166.15	33.85	1%	2,573.85
Insurance : Property	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Insurance: General Liability	10,925	0	0.00	0.00	NA	5,460	5,462.76	(2.76)	0%	5,462.24
Insurance: Fidelity	5,065	0	0.00	0.00	NA	2,540	2,519.46	20.54	1%	2,545.54
Insurance: Worker's Compensator	2,438	0	0.00	0.00	NA	1,220	2,424.00	(1,204.00)	-99%	14.00
Insurance: Other	722	0	0.00	0.00	NA	360	290.82	69.18	19%	431.18
General Expense	19,150	0	0.00	0.00	NA	9,580	10,697.04	(1,117.04)	-12%	8,452.96
Other General Expense	4,600	383	1,118.24	(735.24)	-192%	3,064	5,798.88	(2,734.88)	-89%	(1,198.88)
TOTAL EXPENSES	1,414,940	117,743	117,978.55	(235.55)	0%	979,314	941,183.77	38,130.23	4%	473,756.23
Net Income Before Operating Transfer	0	1,418	6,045.29	4,627.29	-326%	(49,232)	17,533.23	66,765.23	136%	(17,533.23)
Operating Transfer	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Net Income	0	1,418	6,045.29	4,627.29	-326%	(49,232)	17,533.23	66,765.23	136%	(17,533.23)



KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
SECTION 8 MOD REHABILITATION PROGRAM
FEBRUARY 2009

REVENUE										
	BUDGET	2/28 MONTHLY BUDGET	2/28 MONTHLY INCOME & EXP	AMOUNT VARIANCE	MO. VAR %	YTD BUDGET	YTD INCOME AND EXPENSE	AMOUNT VARIANCE	YTD VAR %	REMAINING BUDGET
Administrative Fees	60,720	5,060	5,060.00	0.00	0%	40,480	40,480.00	0.00	0%	20,240.00
FSS and Homeownership Grant	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Homeownership Closing Fee	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Other Income	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Investment Income	6,500	540	464.93	(75.07)	-14%	4,320	5,821.82	1,501.82	35%	678.18
Audit Reimbursement Income	5,000	0	0	0.00	NA	5,000	0.00	(5,000.00)	-100%	5,000.00
Fraud Recovery Income	0	0	120.00	120.00	NA	0	360.00	360.00	NA	(360.00)
TOTAL REVENUE	72,220	5,600	5,644.93	44.93	1%	49,800	46,661.82	(3,138.18)	-6%	25,558.18
EXPENSES										
Administrative Salaries	48,200	0	0	0.00	NA	0	0.00	0.00	NA	48,200.00
Administrative Benefits	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Compensated Absences	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Legal Fees	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Staff Training	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Travel	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Audit	5,000	0	0	0.00	NA	5,000	2,500.00	2,500.00	50%	2,500.00
Telephone	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Computer Support	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Office Supplies and Furnishings	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Printing & Duplication	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Postage	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Advertising and Marketing	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Publications	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Other Administrative Expenses	0	0	3.75	(3.75)	NA	0	3.75	(3.75)	NA	(3.75)
Inspection Costs	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Management Fees	11,700	975	1,056.00	(81.00)	-8%	7,800	8,400.00	(600.00)	-8%	3,300.00
Bookkeeping Fees	7,320	610	660.00	(60.00)	-8%	4,880	5,250.00	(370.00)	-8%	2,070.00
Administrative Expense	72,220	1,585	1,719.75	(134.75)	-9%	17,680	16,153.75	1,526.25	9%	56,066.25
Water	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Electricity	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Gas	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Sewer	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Other utilities expense	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Utilities	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Maintenance Salaries	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Maintenance Benefits: General	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Materials	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Garbage & Trash Disposal	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Contract Costs	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Maintenance	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Insurance : Property	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Insurance: General Liability	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Insurance: Fidelity	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Insurance: Worker's Compensation	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
Insurance: Other	0	0	0	0.00	NA	0	0.00	0.00	NA	0.00
General Expense	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Other General Expense	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
TOTAL EXPENSES	72,220	1,585	1,719.75	(134.75)	-9%	17,680	16,153.75	1,526.25	9%	56,066.25
Net Income Before Operating Transfer	0	4,015	3,925.18	(89.82)	2%	32,120	30,508.07	(1,611.93)	5%	(30,508.07)
Operating Transfer	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Net Income	0	4,015	3,925.18	(89.82)	2%	32,120	30,508.07	(1,611.93)	5%	(30,508.07)



KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
SECTION 8 MAINSTREAM VOUCHER PROGRAM
FEBRUARY 2009

REVENUE										
	BUDGET	2/28 MONTHLY BUDGET	2/28 MONTHLY INCOME & EXP	AMOUNT VARIANCE	MO. VAR %	YTD BUDGET	YTD INCOME AND EXPENSE	AMOUNT VARIANCE	YTD VAR %	REMAINING BUDGET
Administrative Fees	61,960	5,160	5,160.00	0.00	0%	41,280	41,280.00	0.00	0%	20,680.00
FSS and Homeownership Grant	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Homeownership Closing Fee	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Other Income	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Investment Income	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Audit Reimbursement Income	1,500	0		0.00	NA	1,500	0.00	(1,500.00)	-100%	1,500.00
Fraud Recovery Income	0	0		0.00	NA	0	0.00	0.00	NA	0.00
TOTAL REVENUE	63,460	5,160	5,160.00	0.00	0%	42,780	41,280.00	(1,500.00)	-4%	22,180.00
EXPENSES										
Administrative Salaries	38,560	0		0.00	NA	0	0.00	0.00	NA	38,560.00
Administrative Benefits	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Compensated Absences	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Legal Fees	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Staff Training	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Travel	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Audit	1,500	0		0.00	NA	1,500	750.00	750.00	50%	750.00
Telephone	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Computer Support	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Office Supplies and Furnishings	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Printing & Duplication	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Postage	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Advertising and Marketing	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Publications	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Other Administrative Expenses	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Inspection Costs	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Management Fees	14,400	1,200	1,200.00	0.00	0%	9,600	9,600.00	0.00	0%	4,800.00
Bookkeeping Fees	9,000	750	750.00	0.00	0%	6,000	6,000.00	0.00	0%	3,000.00
Administrative Expense	63,460	1,950	1,950.00	0.00	0%	17,100	16,350.00	750.00	4%	47,110.00
Water	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Electricity	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Gas	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Sewer	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Other utilities expense	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Utilities	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Maintenance Salaries	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Maintenance Benefits: General	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Materials	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Garbage and Trash Disposal	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Contract Costs	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Maintenance	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Insurance : Property	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Insurance: General Liability	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Insurance: Fidelity	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Insurance: Worker's Compensation	0	0		0.00	NA	0	0.00	0.00	NA	0.00
Insurance: Other	0	0		0.00	NA	0	0.00	0.00	NA	0.00
General Expense	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Other General Expense	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
TOTAL EXPENSES	63,460	1,950	1,950.00	0.00	0%	17,100	16,350.00	750.00	4%	47,110.00
Net Income Before Operating Transfer	0	3,210	3,210.00	0.00	0%	25,680	24,930.00	(750.00)	3%	(24,930.00)
Operating Transfer	0	0	0.00	0.00	NA	0	0.00	0.00	NA	0.00
Net Income	0	3,210	3,210.00	0.00	0%	25,680	24,930.00	(750.00)	3%	(24,930.00)

